

**Warranty Deed****NO TRANSFER  
TAX PAID**

56-81

**022605**

**KNOW ALL MEN BY THESE PRESENTS**, that we, Robert F. Cosgrove and Marjorie A. Cosgrove, of Waterville, County of Kennebec, State of Maine

**grant to** Robert F. Cosgrove and Marjorie A. Cosgrove, both of Waterville, County of Kennebec, State of Maine, as tenants in common and not as joint tenants, their heirs and assigns forever,

**With Warranty Covenants**, a certain lot or parcel of land situated in the City Waterville, County of Kennebec, State of Maine and bounded and described as follows, to wit:

Beginning at an iron pin on the southerly side of Prospect Street, said iron pin marking a northwesterly corner of land now or formerly owned by Hughes as recorded in the Kennebec County Registry of Deeds in Book 1415, Page 176. Thence north sixty degrees forty-seven minutes fifty-five seconds west ( $N 60^{\circ} 47' 55'' W$ ) along a parcel of land designated as lot #4 on a plan entitled "Plan of Cosgrove Subdivision", Plan #E-87035, dated February 2, 1987 and recorded on March 11, 1987 in the Kennebec County Registry of Deeds for three hundred two and zero hundredths feet (302.00'), more or less, to an iron pin. Thence south seventy-five degrees nineteen minutes twenty-one seconds west ( $S 75^{\circ} 19' 21'' W$ ) along the land designated as lot #4 on the aforementioned plan for forty-one and five hundredths feet (41.05'), more or less, to an iron pin on the easterly side of Lantern Lane. Thence along the easterly line of Lantern Lane, following along a cal-de-sac with a radius of sixty feet (60'), and an interior angle of ninety-five and five tenths degrees (95.5 ), for an arc length distance of one hundred and zero hundredths (100.00'), more or less, to an iron pin marking a southeasterly corner of land designated as lot #1 on the aforementioned plan. Thence north twenty-nine degrees fifty-four minutes twenty seconds east ( $N 29^{\circ} 54' 20'' E$ ) along land designated as lot #1 on the aforementioned plan for one hundred fifty-seven and forty-seven hundredths feet (157.47'), more or less, to an iron pin on the southerly line of land now or formerly owned by Schmidt as recorded in the Kennebec County Registry of Deeds in Book 1244, Page 284. Thence south sixty degrees five minutes forty seconds east ( $S 60^{\circ} 05' 40'' E$ ) along the southerly line of said Schmidt and along land now or formerly owned by Peters as recorded in the Kennebec County Registry of Deeds in Book 1086, Page 085 for two hundred thirty-six and twenty-six hundredths feet (236.26'), more or less, to an iron pin marking a northwesterly corner of land now or formerly owned by McDonough as recorded in the Kennebec County Registry of Deeds in Book 3060, Page 142. Thence south twenty-nine degrees six minutes fifteen seconds west ( $S 29^{\circ} 06' 15'' W$ ) along the land of said McDonough for one hundred fifty-seven and four hundredths feet (157.04'), more or less, to an iron pin. Thence south sixty degrees fifty-one minutes forty seconds east ( $S 60^{\circ} 51' 40'' E$ ) along the land of said McDonough to the end of Prospect Street. Thence in a southwesterly direction along the end of Prospect Street for fifty-seven and fifty-seven hundredths feet (57.57'), more or less, to the point of beginning.

The herein described parcel of land contains one and twenty-four hundredths acres (1.24), more or less, and is a part of the land conveyed to Robert Cosgrove from James L. Dean, III, Personal Representative of the estate of Isabelle E. Dean, said deed dated September 29, 1986 and recorded in the Kennebec Registry of Deeds in Book 3031, Page 251. Magnetic bearings and distances are from a plan entitled "Plan of Cosgrove Subdivision", Plan #E-87035, dated February 2, 1987, by Lionel Kelley and recorded in the Kennebec County Registry of Deeds and the herein described parcel of land is designated as the Cosgrove Home Lot on the aforementioned plan.

Being the same premises conveyed by Robert F. Cosgrove to Robert F. Cosgrove and Marjorie A. Cosgrove by deed dated May 5, 1987 and recorded in Kennebec County Registry of Deeds in Book 3152, Page 68.

56-81

To have and to hold the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said Grantees, as tenants in common and not as joint tenants, their heirs and assigns, to them and their use and behoof forever.

And we do covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee of the premises; that they are free of all encumbrances; that we have good right to sell and convey to the said Grantees to hold as aforesaid; and that we and our heirs, shall and will warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, we have hereunto set our hands this 23<sup>rd</sup> day of the month of September, A.D. 1991.

Signed and Delivered in  
the presence of

Wayne R. Theriault  
Wayne R. Theriault

Robert F. Cosgrove  
Robert F. Cosgrove  
Marjorie A. Cosgrove  
Marjorie A. Cosgrove

State of Maine

County of Kennebec

ss.

Sep 23, 1991.

Then personally appeared the above named Robert F. Cosgrove and Marjorie A. Cosgrove and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Nancy S. Tebbetts  
Notary Public



NANCY S. TEBBETTS  
NOTARY PUBLIC, MAINE  
MY COMMISSION EXPIRES MAY 19, 1992

RECEIVED KENNEBEC SS.

1991 SEP 26 AM 11:00

ATTEST: Theresa R. Moore  
REGISTER OF DEEDS